



NEW MANUFACTURING INVESTMENT IN FOSTORIA LEVERAGED BY BROWNFIELD REDEVELOPEMNT

Repurposing an Previous Industrial Site

Fostoria is a town of 13,000 residents in Northwest Ohio, about 40 miles south of Toledo. Like many Ohio cities, Fostoria saw its manufacturing employment decline in recent decades. A devastating blow occurred in 2009, when the ThyssenKrupp Crankshaft manufacturing facility closed. At its peak in the mid-1990s, the facility employed over 1,200 individuals. Upon closure, the town was left with a 47-acre property with multiple vacant buildings in the midst of the worst recession in decades. The main structure was a 320,000 ft² industrial building with an attached 36,000 ft² office building. Redevelopment was complicated by contamination at the site from petroleum and cutting fluids, some of which were present in a drainage ditch that allowed water to flow into nearby streams.

Fast Facts:

- **\$1.1 million CORF Grant**
- **25% private and public match of funding**
- **Covenant Not to Sue (CNS)** from Ohio EPA's VAP Program in 2015
- **Investment of \$21 million with 150 employees.**

Searching for a New Use

Both Seneca County and the City of Fostoria placed a high priority on the redevelopment of the property for commercial and industrial use. The City of Fostoria partnered with the Fostoria Economic Development Corporation, a nonprofit organization with membership from the city, county, and the private sector to create a redevelopment plan for the site. The economic development organization

The Clean Ohio Brownfield Program

Between 2002 and 2013, the Clean Ohio Revitalization Fund (CORF) program invested \$400 million in catalytic funds to assist communities in the environmental testing and cleanup of brownfields across the state. Local investments were oftentimes made to complement state investment. The program contributed to the redevelopment of more than 7,600 acres of contaminated land around the state, and placed Ohio as a national leader in brownfields redevelopment. Local communities were given the flexibility to define the best possible reuse of these sites.



Counties in green received Clean Ohio funds for assessment, cleanup, or both.

purchased the property from ThyssenKrupp and utilized a Clean Ohio Assistance Fund (COAF) grant to pay for environmental testing. Eighteen acres that were not heavily contaminated were sold to an agricultural coop. It would have been extremely difficult to find a private buyer for the remaining 29 acres given the extent of contamination, and cleanup costs were beyond the capacity of local government. In 2012, the City of Fostoria successfully competed for and received a \$1.1 million CORF grant to help pay for remediation. The city and its partners produced a 25 percent match.

After three years of cleanup activity, the site achieved a Covenant Not to Sue from the Ohio Environmental Protection Agency's Voluntary Action Program in 2015.

As cleanup neared completion, Fostoria Economic Development began marketing the site and was able to attract interest from NOX Corporation, a maker of luxury vinyl flooring. NOX is headquartered in South Korea, and the Fostoria production facility is its first factory in the United States. The company occupied the site in July

2015, and enlarged the existing building with a 16,200 ft² addition to make room for large production machinery that needed a higher vertical clearance. Production began in January 2016 with a staff of 30 employees. Production increases led to increased employment at the site, and by the end of 2017, the site housed 100 employees.

Continued Investment

Over the coming years, NOX has committed to making a \$21 million investment at the site and hiring 150 employees. The jobs will pay an average of \$31,200 per year and generate \$4.68 million in annual payroll. The City of Fostoria and the Fostoria Economic Development Corporation are using the success of landing an international company to market the city to other potential businesses.

For more information visit:
www.greaterohio.org/brownfields